

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Thurston County Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$5,561,287**

PJ's Size Grouping*: **C**

PJ Since (FY): **2003**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 14				
% of Funds Committed	87.64 %	97.48 %	14	96.45 %	5	4	
% of Funds Disbursed	83.43 %	91.62 %	14	87.93 %	23	22	
Leveraging Ratio for Rental Activities	6.36	7.09	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	58.77 %	92.95 %	14	83.38 %	8	7	
% of Completed CHDO Disbursements to All CHDO Reservations***	22.92 %	80.81 %	14	70.15 %	5	4	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	96.15 %	93.22 %	6	80.67 %	81	85	
% of 0-30% AMI Renters to All Renters***	96.15 %	62.95 %	2	45.30 %	97	98	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.93 %	1	95.32 %	100	100	
Overall Ranking:			In State: 12 / 14		Nationally: 45 43		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$16,885	\$25,299		\$26,635	26 Units	2.80 %	
Homebuyer Unit	\$9,274	\$19,916		\$14,938	21 Units	2.30 %	
Homeowner-Rehab Unit	\$17,085	\$20,569		\$20,675	23 Units	2.50 %	
TBRA Unit	\$2,741	\$1,763		\$3,216	857 Units	92.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Thurston County Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$73,397	\$189,262	\$17,085
State:*	\$115,174	\$114,355	\$26,250
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	88.5	85.7	100.0	0.0	Single/Non-Elderly:	84.6	9.5	17.4	0.0
Black/African American:	0.0	4.8	0.0	0.0	Elderly:	3.8	4.8	26.1	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	7.7	42.9	21.7	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	3.8	38.1	34.8	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	4.8	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	3.8	0.0	0.0	0.0					
Black/African American and White:	3.8	4.8	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	4.8	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	3.8	0.0	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	80.8	9.5	26.1	0.0	Section 8:	46.2	19.0 [#]		
2 Persons:	7.7	14.3	30.4	0.0	HOME TBRA:	7.7			
3 Persons:	11.5	14.3	13.0	0.0	Other:	42.3			
4 Persons:	0.0	28.6	17.4	0.0	No Assistance:	3.8			
5 Persons:	0.0	23.8	4.3	0.0					
6 Persons:	0.0	4.8	4.3	0.0					
7 Persons:	0.0	4.8	4.3	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				2

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Thurston County Consortium

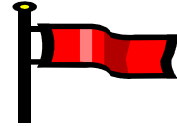
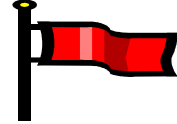
State: WA

Group Rank: 45
 (Percentile)

State Rank: 12 / 14 PJs

Overall Rank: 43
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	58.77	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	22.92	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	96.15	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.06	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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